

BROADMEADOWS _ [ABS 2006]

16KMS FROM MELBOURNE CBD

EST 1850

1949 - HOUSING COMMISSION 2,226 HA
1975-79 - 900 HOUSES BUILT

STRONG MANUFACTURING INDUSTRY

"A RURAL VILLAGE EN ROUTE TO THE GOLD DIGGINGS AND THE NORTH AND HEAVILY RELIANT UPON PASSING TRAFFIC FOR TOLL REVENUE."
"CHANGE IN THE CHARACTER OF BROADMEADOWS IN THE EARLY 20TH CENTURY, FROM RURAL SHIRE TO A PREDOMINANTLY WORKING CLASS SUBURBAN AND INDUSTRIAL MUNICIPALITY."

4x PRIMARY SCHOOL
3x SECONDARY SCHOOL
1x SPECIAL DEVELOPENT
1x TAFE

*2 SCHOOL SCHEDULED FOR RE-DEVELOPMTN IN NEXT 5 YEARS

HOUSING PRICES _MARCH 22, 2010

5 BED	\$820,000
3 BED	\$370,000
3 BED	\$347,500
3 BED	\$406,500

DECEMBER 2009 MEDIAN

HOUSE	\$327,500
UNIT	\$302,750

AVERAGE SIZE
550 SQM .14 ACRE

HUME - BROADMEADOWS
MOST DISADVANTAGED AREA IN GREATERMELBOURNE

BROADMEADOWS _ [ABS 2006]

TOTAL PERSONS 9,985

AGE			
25-54		3,876	38.8%
MEDIAN	33		AUST AV. 37

COUNTRY OF BIRTH

AUSTRALIA	5,202	52.1%
IRAQ	618	6.2%
TURKEY	604	6.0%
LEBANON	408	4.1%
VIET NAM	166	1.7%
NEW ZEALAND	157	1.6%

MARITAL STATUS_15yo. & OVER

MARRIED	3,285	43.2%
NEVER MARRIED	2,678	35.2%
SEPARATED/DIV.	1,062	14.0%
WIDOWED	584	7.7%

INCOME_15yo. & OVER [WEEKLY]

MEDIAN INDIVIDUAL	262	AUST AV. 466
MEDIAN HOUSEHOLD	619	AUST AV. 1,027
MEDIAN FAMILY	679	AUST AV. 1,171

FAMILY CHARACTERISTICS

TOTAL	2,450
W CHILDREN	1,099
W-OUT CHILDREN	584
ONE PARENT	704
OTHER	63

DWELLINGS

MEDIAN RENT \$[WEEKLY] 150 ? - \$[200]

MEDIAN LOAN REPAY. \$[MONTHLY] 1,012

FULLY OWNED	944	27.5%
BEING PURCHASE	964	28.1%
RENTED	1,089	31.8%
OTHER	20	0.6%
NOT STATED	411	12.0%

IDENTIFIED ISSUES

HEALTH
CUMMUNITY INTEGRATION
TRANSPORT
ENVIRONMENTAL AWRENESS
MERGING OF CULTURAL BACKGROUNDS NON EXISTANT
LOITERING, DRUG ISSUES
BLACK-HOLES, LOITERING
LOW-INCOME / COST OF LIVING

SITE:

CREEK
PARKS
EXISTING TO BE USED
TO BE DEMOLISHED
NEW ADDITIONS
CITY OF HUME
SCHOOLS
RECREATION AREAS
SHOPPING
INFILTRATE/INCLUDE SURROUNDING AREA

ALTHOUGH LARGE SCALE, NEEDS TO HOLD ON TO INTIMACY OF SCALE
- PREVENT CREATION OF AN 'INSTITUTIONS' AND THE ISSUES OF EXISTING SOCIAL HOUSING

LINKAGES/TRANSPORT _ BIKE/RAIL

LINK SEABROOK TO RAILWAY PARADE AS INITIALLY OUTLINED, USING EXISTING ...

LINK NEW BIKE TRACK TO EXISTING MOONEE PONDS - CITY BIKE TRACK

INTENTION/DESIGN PROPOSAL

CREATE A 'HEART' CENTRAL ACTIVATION VS SMALLER INDEPENDANT 'HEARTS'

FACILITIES JUST FOR ERIC-SITE, OR WHOLE SURROUNDING AREA

OVER CAPITALISING MAY DISTRACT FROM EFFORTS IN BROADIE CENTRE/HUB

A SMALL URBAN DISTRICT WITHIN A LARGER URBAN DISTRICT

SHARED ACTIVITIES IN DEVELOPMENT SHOULD GIVE RESIDENTS AND USERS A SENSE OF BELONGING TO THE PLACE

MISSING- RAISE AWARENESS OR/AND CARE FOR ENVIRONMENT

CELEBRATE RICHNESS OF CULTURES

SOCIAL PHYSICAL AND ECONOMICAL ENVIRONMENT WHERE PEOPLE UNIVERSALLY FEEL INVITED TO LIVE/WORK/PLAY

DIVERSITY OF ACTIVITIES THAT WILL WILL HELP CREATE A SUSTAINABLE & VIBRANT PRECINCT

INTERACTION OF AGES/RACE/SCALE

SOLUTION THAT WILL ASSIST SUSTAINABLE GROWTH AND SOCIAL DEVELOPMENT

ENCOURAGE LOCAL TRADE/S, SOCIAL INTERACTION

PROGRAM WHICH FOCUSSES MAINLY ON PROGAMATIC, SOCIAL AND ENVIRONMENTAL RESPONSE TO THE AREA/SITE

ALLOW FOR SOCIAL GATHERINGS AND COMMUNAL LIVING, DUE TO LOW INCOME AND BACKGROUND IE. BBQ'S RATHER THAN RESTAURANTS.

PUBLIC-PRIVATE INTERACTION TO INCREASE COMMUNITY

'DESIGN AN INCUBATOR FOR SOCIAL INNOVATION AND REBUILDING'

IMPROVE NEIGHBOURHOOD, PROMOTE DIVERSITY

CREATE FORMAL EVENT SPACES

IMPROVE CONNECTIONS TO STATION

CREATE LINK TO CENTRE

CREATE LINK TO PARKLAND

STRUCTURAL SYSTEMS THAT PROVIDES FLEXIBILITY IN LOCATING EXTERIOR WALLS AND INTERIOR LAYOUTS

ORGANIZED IN MODULE SO VARIOUS INDIVIDUAL UNITS CAN BE CONNECTED TO FORM INTEGRATED BUILDING

DIVERSITY IN LAYOUTS/SIZE

INTEGRATION SYSTEM ASSEMBLED FROM A SERIES OF MULTIPLE INDEPENDANT SUBSYSTEMS

ADAPTIVE RE-USE OF OF INDIVIDUAL UNITS IN RESPONSE TO CHANGES IN THE LIFESTYLE AND OCCUPANCY PATTERN TO BE INCORPORATED - WITHOUT DISRUPTING INTEGRITY OF OTHER DWELLINGS/SYSTEMS

ULTRA VIOLET -->BIO RETENTION WATER TREATMENT FACILITIES _ REVEAL/CELEBRATE PROCESS

VISUALIZATION CREATES AWARENESS

GREY WATER_CONSTRUCTED WETLANDS

PUBLIC UTILITY _ PUBLIC AMENITY
DOUBLE DUTY _ NOT SINGULAR PERSPECTIVE

MAKE VISIBLE AND CREATE GREEN ZONES THAT WORK TO FILTER STORM/GREY WATER TO FUEL EDIBLE COMMUNITY GARDEN/S

FOOD PRODUCTION _ NO TRANSPORT COST/COMMUNITY INVOLVEMENT/IDENTIFIES WITH CULTURAL ROOTS

MISSING- RAISE AWARENESS OR/AND CARE FOR ENVIRONMENT

THEMES

CLOSENESS
IDENTITY
INNOVATION
COMMUNITY
MULTICULTURALISM
SUSTAINABLE

INTEGRATION OF SOLUTIONS TO PRESSING ISSUES

LAY FOUNDATION FOR A SUSTAINABLE AREA REDEVELOPMENT - 15 20 YR PLAN

BUILDING/DESIGN CONCEPT

CUSTOM BUILT _DISCUSSION WITH BUYER PRIOR TO BUILDING _ MAY INCREASE COST

CUMPLSORY 'GARDENING/UPKEEP OR CHOOSE TO PAY SMALL FEE
- OWNERS MANAGE & CONTROL RENTAL ZONE

INCREASE PARTICIPATION IN COMMUNITY _STIMULATE

CORRIDORS - CIRCULATION

MIXED USE INFRASTRUCTURE

PEOPLE ORIENTATED URBAN DESIGN

DIVERSE HOUSING CHOICES

NEEDS CORE ACTIVITY TO HOLD TOGETHER + ARRAY/DIVERSITY IN BUILDING TYPES FORMALLY

HOMES TO ACCOMMODATE INDIVIDUAL LIFESTYLE

A FLEXIBLE FORM OF BUILDING THAT RESPONDS TO CHANGES IN THE LIFESTYLE OF OCCUPANTS WITHIN INDIVIDUAL UNITS

PRECINCTS _ MIXED USE ACTIVATED BY

RENTAL
OWNER

COMMERCIAL

RETAIL

CULTURAL FACILITIES

MARKET PLACES/FOOD

SQUARE

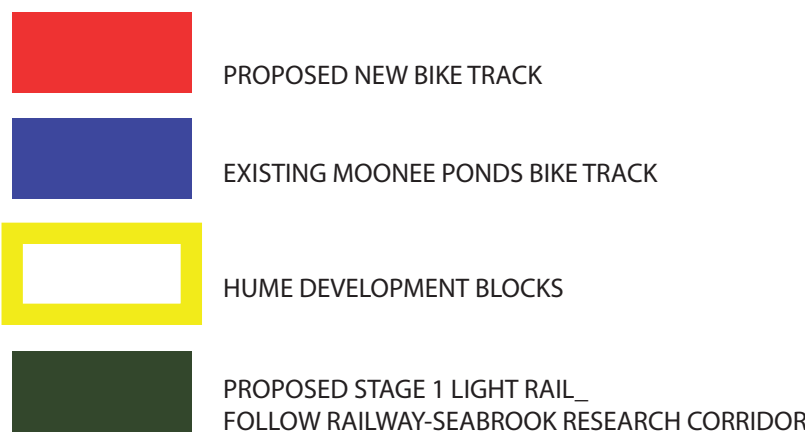
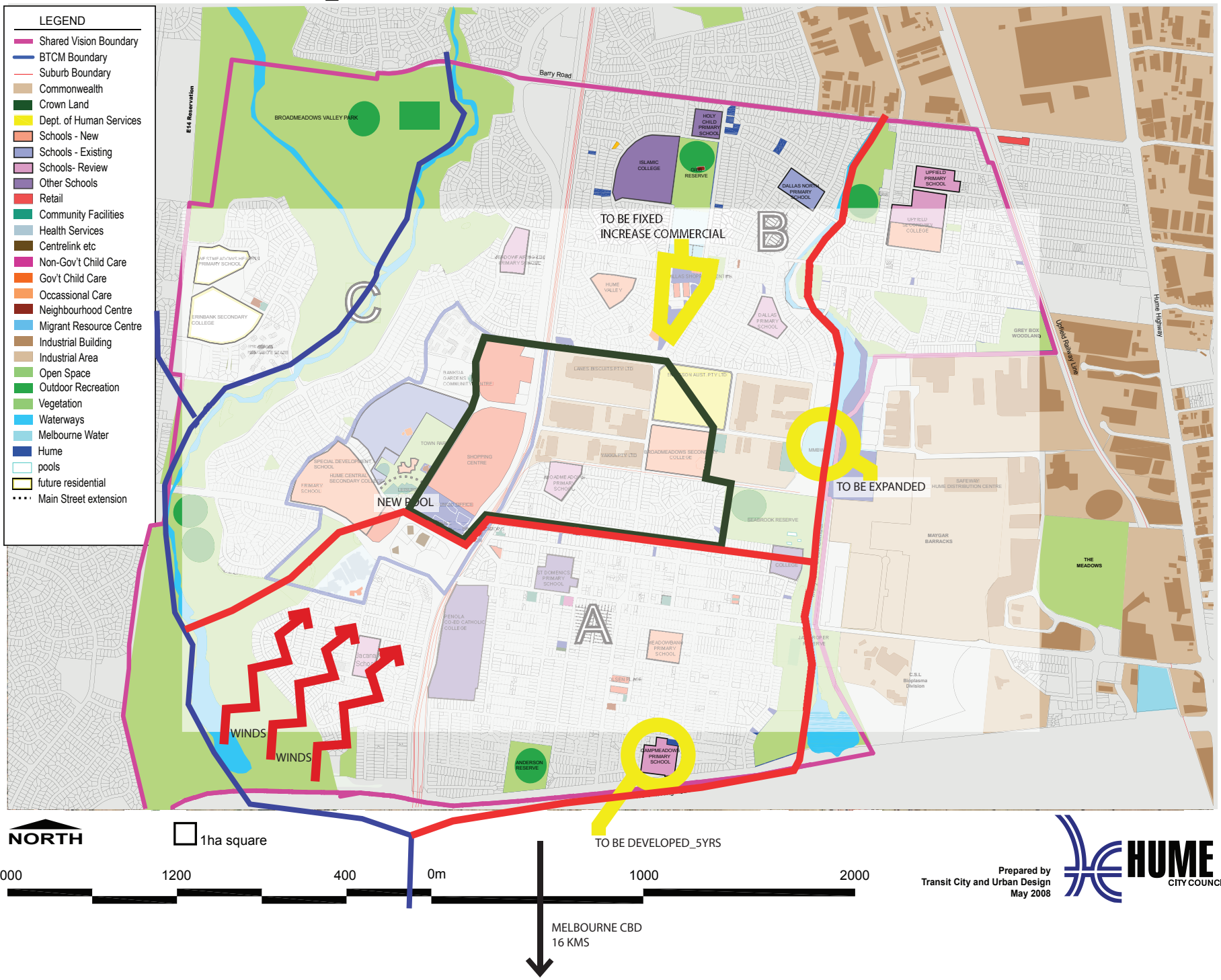
SPORTS/MULTI USE

GREEN BANKS/FOOD/AGRICULTURAL/WATER

INFILTRATE/INCLUDE SURROUNDING AREA

ALTHOUGH LARGE SCALE, NEEDS TO HOLD ON TO INTIMACY OF SCALE
- PREVENT CREATION OF AN 'INSTITUTIONS' AND THE ISSUES OF EXISTING SOCIAL HOUSING

Broadmeadows Shared Vision_Precinct



OVERLAY OF SOUTH BLOCK LAYOUT TO CREATE FAMILIARITY IN CORRIDOR LAYOUT
DRAWING FROM THE MERLYNSTON CREEK CORRIDOR _ EXTRACTING JOURNEY OF CREEK TO USE IN SITE LAYOUT TO CREATE CONNECTION/POETIC RESPONSE WITH THE WATERWAY
TAKEN DIRECT LINE TO CITY CENTRE - BROKEN UP TO BREAK-UP LONG STRAIGHT BORING CORRIDOR
SOUTH TO NORTH CORRIDOR FOR LIGHT RAIL, GENERATED BY BEST POINTS OF ACCESS TO SITE AND SURROUNDINGS

